

PROPERTY FORECLOSURES IN MARYLAND FOURTH QUARTER 2011



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PROPERTY FORECLOSURE EVENTS IN MARYLAND FOURTH QUARTER 2011

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PROPERTY FORECLOSURE EVENTS IN MARYLAND FOURTH QUARTER 2011

EXECUTIVE SUMMARY

RealtyTrac reported a total of 586,133 property foreclosure filings (or events) in the U.S., including notices of default, notices of foreclosure sales and lender purchases of foreclosed properties, during the fourth quarter of 2011, down 4.0 percent below the previous quarter and down 26.6 percent below the fourth quarter of 2010 (Exhibit 1). One in every 222 U.S. households received a foreclosure filing during the quarter, up 4.2 percent from the foreclosure rate of 213 recorded in the previous quarter. U.S. properties that were foreclosed in the fourth quarter took an average of 348 days to complete the foreclosure process, up from 336 days in the third quarter and up from 305 days in the fourth quarter of 2010, the highest number of days since the first quarter of 2007. The significant growth in the length of the foreclosure process is due to the lenders' efforts to revamp their foreclosure procedures in response to the robo-signing controversy. In addition, problems with documentation and legal issues throughout the country are still affecting the foreclosure industry, resulting in an inefficient processing of delinquent mortgages.

For 2011 as a whole, RealtyTrac reported 2,698,967 foreclosure filings on 1,887,777 U.S. properties, a decrease of 34.0 percent in total properties from 2010. Foreclosure activity in 2011 was 33.0 percent below the 2009 total and 19.0 percent below the 2008 total. A reported 1.45 percent of U.S. housing units (one in 69) had at least one foreclosure filing during the year, down from 2.23 percent in 2010, 2.21 percent in 2009, and 1.84 percent in 2008. The U.S. foreclosure activity and the corresponding foreclosure rate in 2011 were at their lowest annual levels since 2007.

In 2011, a total of 14,421 foreclosure events were recorded in Maryland, the lowest annual figure since 2007. The State's annual foreclosure activity was down 66.0 percent below 2010, ranking the State 35th highest in foreclosure rate (162 households per foreclosure) nationwide. Foreclosure totals for prior years include: 42,446 events in 2010; 43,248 events in 2009; 32,338 events in 2008; 18,879 events in 2007; and 3,094 events in 2006.

During the fourth quarter of 2011, property foreclosures in Maryland increased by 8.1 percent to 3,514 events, reversing a five-month slide in foreclosure activity. However, Maryland foreclosures were down 41.3 percent below the fourth quarter of 2010. Compared to the previous year, foreclosures declined in 44 states (including the District of Columbia) with Maryland recording the 15th largest annual decline nationwide. One in every 666 Maryland households received a foreclosure filing during the quarter, down 7.5 percent from the

foreclosure rate of 720 recorded in the previous quarter. As a result, the State's national ranking in foreclosure rate declined to the 37th highest in the fourth quarter, compared with the 41st highest in the previous quarter. The fourth quarter foreclosure concentration rate in Maryland represented an improvement of 200 percent over the national average rate.

Maryland properties that were foreclosed in the fourth quarter recorded an average of 634 days to complete the foreclosure process, up from 594 days in the previous quarter and the highest number of days since the fourth quarter of 2007. With the exception of the District of Columbia, Maine, Nebraska, North Dakota, South Dakota, Vermont, West Virginia and Wyoming for which data were not available, Maryland recorded the 4th highest number of days to foreclose in the nation during the fourth quarter of 2011. New York's foreclosure process took an average of 1,019 days to complete, the longest, while Texas registered the shortest average foreclosure process of 90 days.

The number of new foreclosure filings (notices of default) in Maryland increased by 22.2 percent above the previous quarter to 1,588 notices, up 4.6 percent over the fourth quarter of 2010 (Exhibit 2). Share of default notices in all foreclosure events increased from 40.0 percent in the previous quarter to 45.2 percent in the current quarter, the largest share since the fourth quarter of 2009. The number of foreclosure sales in Maryland increased by 5.5 percent over the previous quarter to 1,127 filings, down 39.4 percent below the previous year. Share of foreclosure sales in all foreclosure activity declined from 32.9 percent in the previous quarter to 32.1 percent in the fourth quarter. Lender purchases of foreclosed properties, accounting for 22.7 percent of all foreclosure activity in the fourth quarter, declined by 9.6 percent from the previous quarter to 799 events, the lowest quarterly figure since the fourth quarter of 2007. Lender purchases were down 69.4 percent below last year.

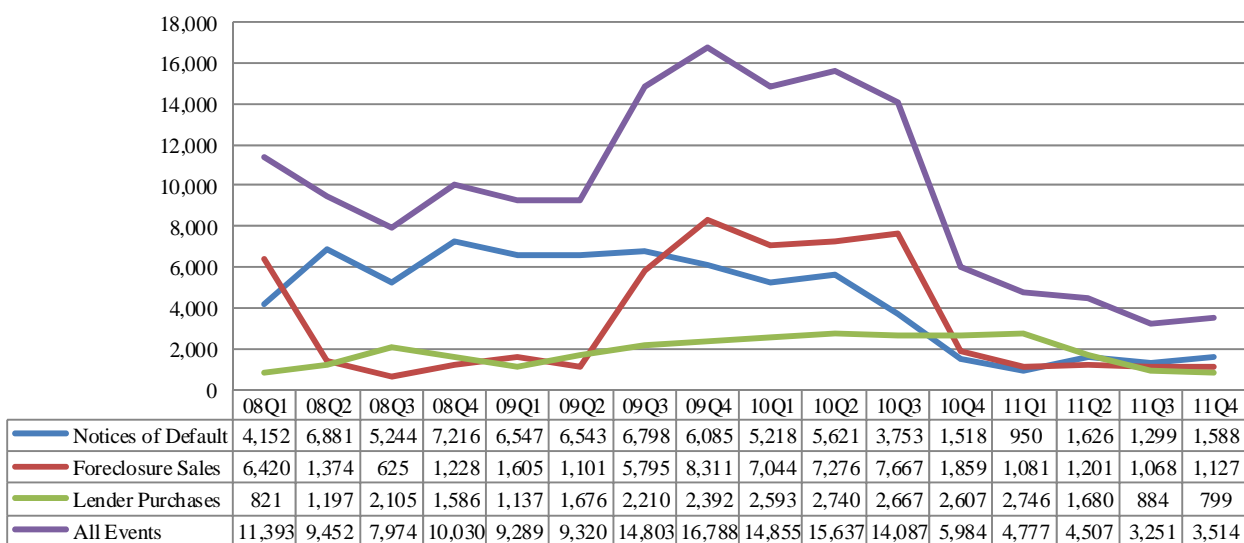
Over 29.0 percent of all foreclosures statewide (or 1,036 filings) occurred in Prince George's County, by far the largest share among all Maryland jurisdictions. Foreclosure activity in Prince George's County was 16.1 percent above the previous quarter but 40.3 percent below the previous year (Exhibit 3). Baltimore City with 477 foreclosure filings (13.6 percent of the total) had the second highest number of foreclosures in Maryland. The City's foreclosure activity declined by 6.0 percent below the previous quarter and was down 43.6 percent below last year. Baltimore County had the third largest number of foreclosures in the fourth quarter (399 filings), accounting for 11.3 percent of the total. Montgomery County reported a total of 375 foreclosure filings or 10.7 percent of the total (the fourth highest statewide), followed by Anne Arundel County with 223 foreclosures (6.3 percent of the total), Frederick County with 175 foreclosures (5.0 percent of the total) and Harford County with 164 foreclosures or 4.7 percent of the total. Together, these seven jurisdictions represented 81.1 percent of all foreclosure activity statewide.

EXHIBIT 1. FORECLOSURES IN MARYLAND AND U.S. FOURTH QUARTER 2011

Indicator	Notices of Default	Notices of Sales	Lender Purchases	Total
<i>Maryland</i>				
Number of Events	1,588	1,127	799	3,514
Change (Last Quarter)	22.2%	5.5%	-9.6%	8.1%
Change (Last Year)	4.6%	-39.4%	-69.4%	-41.3%
<i>U.S.</i>				
Number of Events	183,658	226,724	175,751	586,133
Change (Last Quarter)	-6.2%	4.0%	-10.6%	-4.0%
Change (Last Year)	-22.3%	-31.9%	-23.5%	-26.6%

Source: RealtyTrac

EXHIBIT 2. FORECLOSURE ACTIVITY IN MARYLAND 2008 Q1-2011 Q4



Source: RealtyTrac

**EXHIBIT 3. PROPERTY FORECLOSURE EVENTS IN MARYLAND JURISDICTIONS
FOURTH QUARTER 2011**

Jurisdiction	Notices of Default	Notices of Sales	Lender Purchases (REO)	Total			
				Number	County Share	% Change from	
						2011Q3	2010 Q4
Allegany	5	0	0	5	0.1%	-71.4%	-85.5%
Anne Arundel	69	93	61	223	6.3%	-6.9%	-51.6%
Baltimore	107	180	112	399	11.3%	-8.7%	-38.9%
Baltimore City	148	211	117	477	13.6%	-6.0%	-43.6%
Calvert	40	1	3	45	1.3%	32.8%	-52.2%
Caroline	4	2	5	11	0.3%	30.2%	-72.4%
Carroll	62	14	11	88	2.5%	54.0%	38.8%
Cecil	11	0	5	16	0.5%	-23.8%	-76.8%
Charles	68	22	31	121	3.4%	16.2%	-42.0%
Dorchester	7	4	10	21	0.6%	16.3%	-49.8%
Frederick	118	28	28	175	5.0%	23.2%	-27.7%
Garrett	3	0	1	4	0.1%	53.8%	-77.1%
Harford	98	38	28	164	4.7%	55.1%	5.8%
Howard	57	21	13	90	2.6%	-17.2%	-38.7%
Kent	6	1	5	12	0.3%	49.2%	-27.4%
Montgomery	226	90	59	375	10.7%	7.6%	-43.7%
Prince George's	419	390	226	1,036	29.5%	16.1%	-40.3%
Queen Anne's	29	4	7	39	1.1%	22.9%	-36.0%
Somerset	2	0	3	5	0.2%	-28.0%	-84.2%
St. Mary's	14	18	12	44	1.2%	7.7%	-31.8%
Talbot	4	4	11	19	0.5%	59.4%	-5.6%
Washington	61	1	24	86	2.4%	23.3%	-50.4%
Wicomico	17	2	12	31	0.9%	67.5%	-46.7%
Worcester	11	3	14	28	0.8%	38.3%	-67.0%
Maryland	1,588	1,127	799	3,514	100.0%	8.1%	-41.3%

Source: RealtyTrac

PROPERTY FORECLOSURE EVENTS IN MARYLAND FOURTH QUARTER 2011

INTRODUCTION

RealtyTrac reported a total of 586,133 property foreclosure filings (or events) in the U.S., including notices of default, notices of foreclosure sales and lender purchases of foreclosed properties, during the fourth quarter of 2011, down 4.0 percent below the previous quarter and down 26.6 percent below the fourth quarter of 2010. One in every 222 U.S. households received a foreclosure filing during the quarter, up 4.2 percent from the foreclosure rate of 213 recorded in the previous quarter. U.S. properties that were foreclosed in the fourth quarter took an average of 348 days to complete the foreclosure process, up from 336 days in the third quarter and up from 305 days in the fourth quarter of 2010, the highest number of days since the first quarter of 2007. The significant growth in the length of the foreclosure process is due to the lenders' efforts to revamp their foreclosure procedures in response to the robo-signing controversy. In addition, problems with documentation and legal issues throughout the country are still affecting the foreclosure industry, resulting in an inefficient processing of delinquent mortgages.

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Property foreclosures in Maryland increased by 8.1 percent in the fourth quarter to 3,514 events, reversing a five-month slide in foreclosure activity (Chart 1). However, Maryland foreclosures were down 41.3 percent below the fourth quarter of 2010. Compared to the previous year, foreclosures declined in 44 states (including the District of Columbia) with Maryland recording the 15th largest annual decline nationwide. One in every 666 Maryland households received a foreclosure filing during the quarter, down 7.5 percent from the foreclosure rate of 720 recorded in the previous quarter. As a result, the State's national ranking in foreclosure rate declined to the 37th highest in the fourth quarter, compared with the 41st highest in the previous quarter. The fourth quarter foreclosure concentration rate in Maryland represented an improvement of 200 percent over the national average rate. Regionally, the District of Columbia with 11,881 housing units per filing and West Virginia with 4,425 recorded the second and the fourth lowest

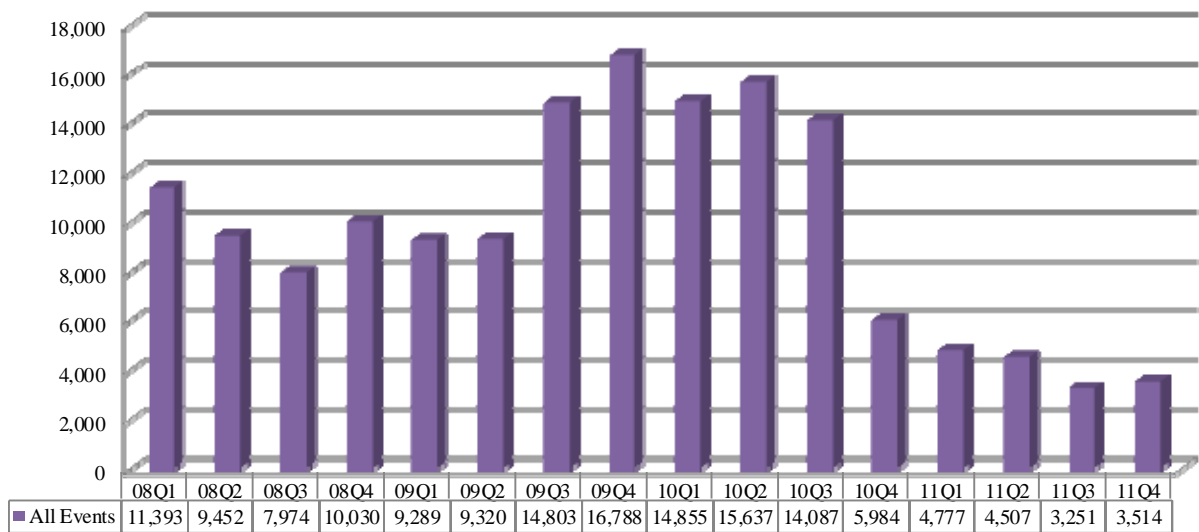
foreclosure concentration rates in the nation, respectively. With the exception of these two jurisdictions, Maryland recorded the lowest foreclosure concentration rate among the neighboring states (Chart 2).

Maryland properties that were foreclosed in the fourth quarter recorded an average of 634 days to complete the foreclosure process, up from 594 days in the previous quarter and the highest number of days since the fourth quarter of 2007. With the exception of the District of Columbia, Maine, Nebraska, North Dakota, South Dakota, Vermont, West Virginia and Wyoming for which data were not available, Maryland recorded the 4th highest number of days to foreclose in the nation during the fourth quarter of 2011. New York's foreclosure process took an average of 1,019 days to complete, the longest, while Texas registered the shortest average foreclosure process of 90 days.

The number of new foreclosure filings (notices of default) in Maryland increased by 22.2 percent above the previous quarter to 1,588 notices, up 4.6 percent over the fourth quarter of 2010. Share of default notices in all foreclosure events increased from 40.0 percent in the previous quarter to 45.2 percent in the current quarter, the largest share since the fourth quarter of 2009 (Chart 3). The number of foreclosure sales in Maryland increased by 5.5 percent over the previous quarter to 1,127 filings, down 39.4 percent below the previous year. Share of foreclosure sales in all foreclosure activity declined from 32.9 percent in the previous quarter to 32.1 percent in the fourth quarter. Lender purchases of foreclosed properties, accounting for 22.7 percent of all foreclosure activity in the fourth quarter, declined by 9.6 percent from the previous quarter to 799 events, the lowest quarterly figure since the fourth quarter of 2007. Lender purchases were down 69.4 percent below last year.

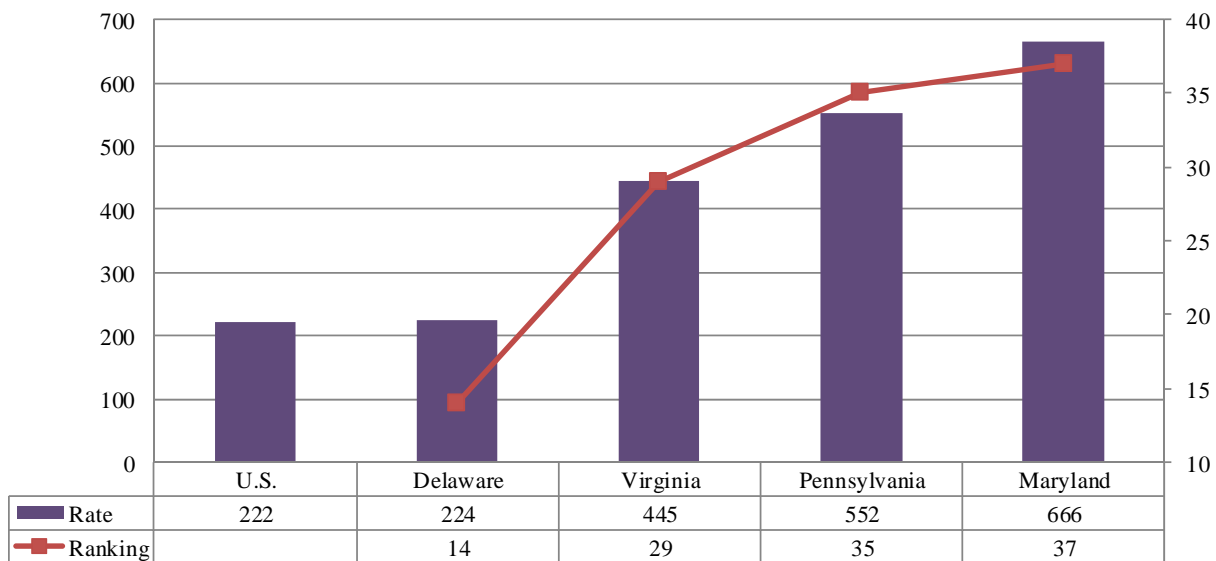
Over 29.0 percent of all foreclosures statewide (or 1,036 filings) occurred in Prince George's County, by far the largest share among all Maryland jurisdictions (Table 1). Foreclosure activity in Prince George's County was 16.1 percent above the previous quarter but 40.3 percent below the previous year. Baltimore City with 477 foreclosure filings (13.6 percent of the total) had the second highest number of foreclosures in Maryland. The City's foreclosure activity declined by 6.0 percent below the previous quarter and was down 43.6 percent below last year. Baltimore County had the third largest number of foreclosures in the fourth quarter (399 filings), accounting for 11.3 percent of the total. Montgomery County reported a total of 375 foreclosure filings or 10.7 percent of the total (the fourth highest statewide), followed by Anne Arundel County with 223 foreclosures (6.3 percent of the total), Frederick County with 175 foreclosures (5.0 percent of the total) and Harford County with 164 foreclosures or 4.7 percent of the total. Together, these seven jurisdictions represented 81.1 percent of all foreclosure activity statewide.

CHART 1
TOTAL FORECLOSURE ACTIVITY IN MARYLAND



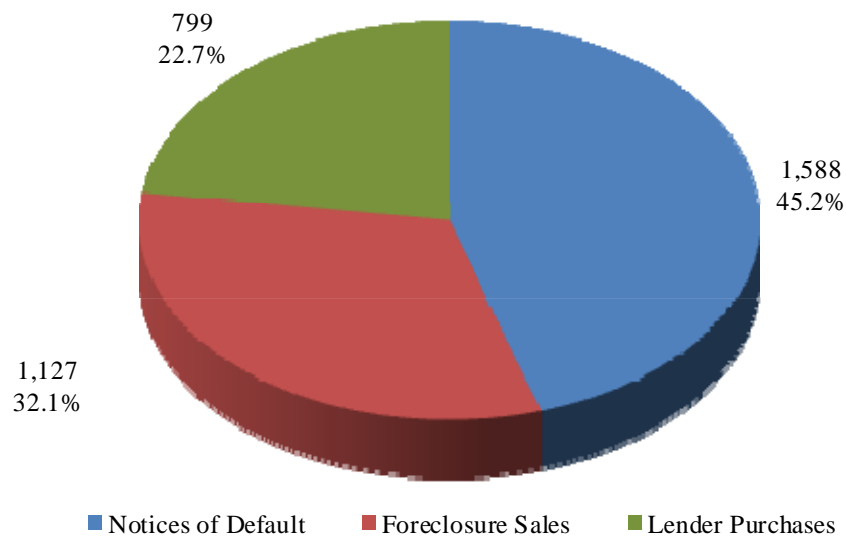
Source: RealtyTrac

CHART 2
FORECLOSURE RATES IN THE REGION
NUMBER OF HOUSING UNITS PER FORECLOSURE
FOURTH QUARTER 2011



Source: RealtyTrac

CHART 3
DISTRIBUTION OF FORECLOSURE EVENTS IN MARYLAND
FOURTH QUARTER 2011



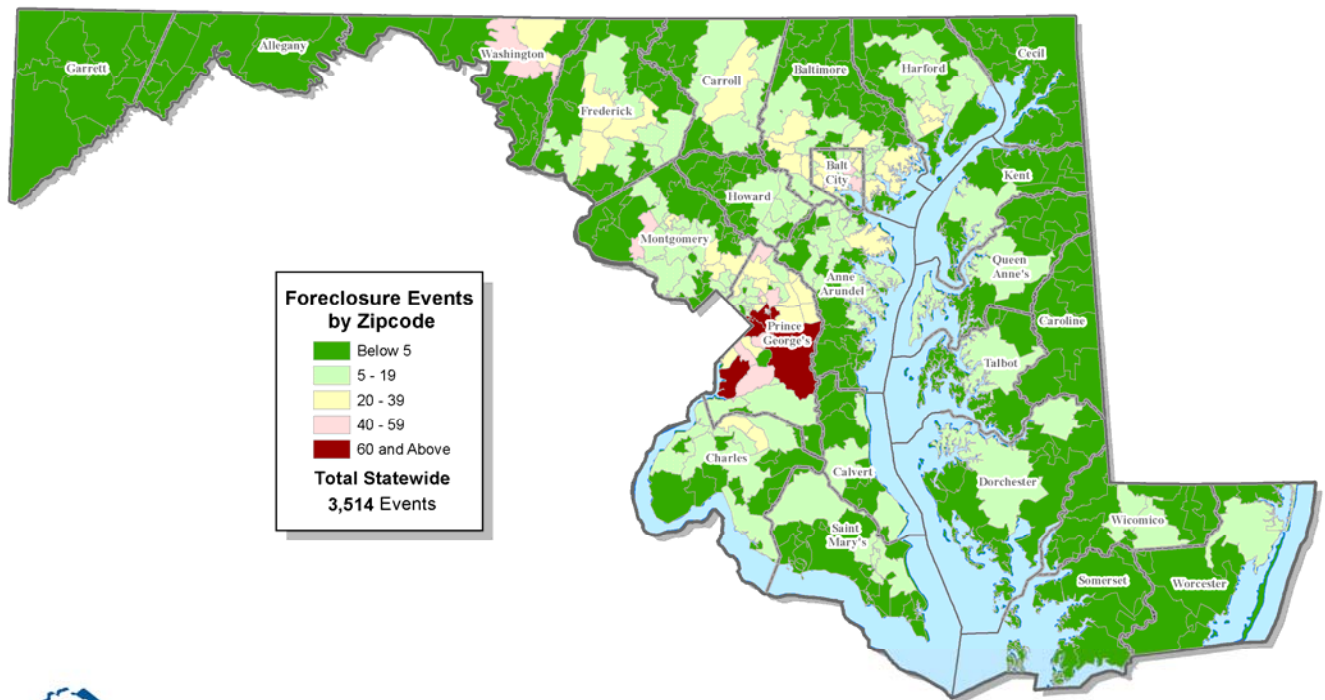
Source: RealtyTrac

**Table 1. Property Foreclosure Events in Maryland Jurisdictions
Fourth Quarter 2011**

Jurisdiction	Notices of Default	Notices of Sales	Lender Purchases (REO)	Total			
				Number	County Share	% Change from	
						2011Q3	2010 Q4
Allegany	5	0	0	5	0.1%	-71.4%	-85.5%
Anne Arundel	69	93	61	223	6.3%	-6.9%	-51.6%
Baltimore	107	180	112	399	11.3%	-8.7%	-38.9%
Baltimore City	148	211	117	477	13.6%	-6.0%	-43.6%
Calvert	40	1	3	45	1.3%	32.8%	-52.2%
Caroline	4	2	5	11	0.3%	30.2%	-72.4%
Carroll	62	14	11	88	2.5%	54.0%	38.8%
Cecil	11	0	5	16	0.5%	-23.8%	-76.8%
Charles	68	22	31	121	3.4%	16.2%	-42.0%
Dorchester	7	4	10	21	0.6%	16.3%	-49.8%
Frederick	118	28	28	175	5.0%	23.2%	-27.7%
Garrett	3	0	1	4	0.1%	53.8%	-77.1%
Harford	98	38	28	164	4.7%	55.1%	5.8%
Howard	57	21	13	90	2.6%	-17.2%	-38.7%
Kent	6	1	5	12	0.3%	49.2%	-27.4%
Montgomery	226	90	59	375	10.7%	7.6%	-43.7%
Prince George's	419	390	226	1,036	29.5%	16.1%	-40.3%
Queen Anne's	29	4	7	39	1.1%	22.9%	-36.0%
Somerset	2	0	3	5	0.2%	-28.0%	-84.2%
St. Mary's	14	18	12	44	1.2%	7.7%	-31.8%
Talbot	4	4	11	19	0.5%	59.4%	-5.6%
Washington	61	1	24	86	2.4%	23.3%	-50.4%
Wicomico	17	2	12	31	0.9%	67.5%	-46.7%
Worcester	11	3	14	28	0.8%	38.3%	-67.0%
Maryland	1,588	1,127	799	3,514	100.0%	8.1%	-41.3%

Source: RealtyTrac

MAP 1 **DISTRIBUTION OF PROPERTY FORECLOSURE EVENTS IN MARYLAND** **FOURTH QUARTER 2011**



Martin O'Malley, Governor
 Anthony G. Brown, Lt. Governor
 Raymond A. Skinner, Secretary
 Clarence J. Snuggs, Deputy Secretary

Data Source: RealtyTrac.com

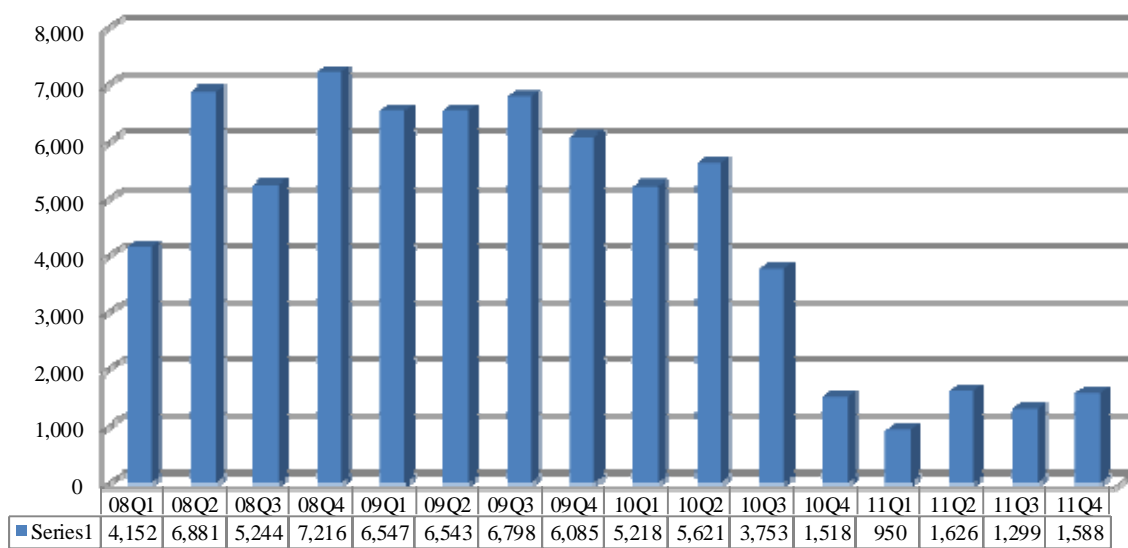
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NOTICES OF MORTGAGE LOAN DEFAULT

The number of new foreclosure filings (notices of default) in Maryland increased by 22.2 percent in the fourth quarter of 2011 to 1,588 notices, up 4.6 percent over the fourth quarter of 2010 (Chart 4). In comparison, a total of 1,299 filings were issued in the previous quarter and 1,518 notices were filed in the fourth quarter of 2010. Share of default notices in all foreclosure events increased from 40.0 percent in the previous quarter to 45.2 percent in the current quarter, the largest share since the fourth quarter of 2009 (Chart 5).

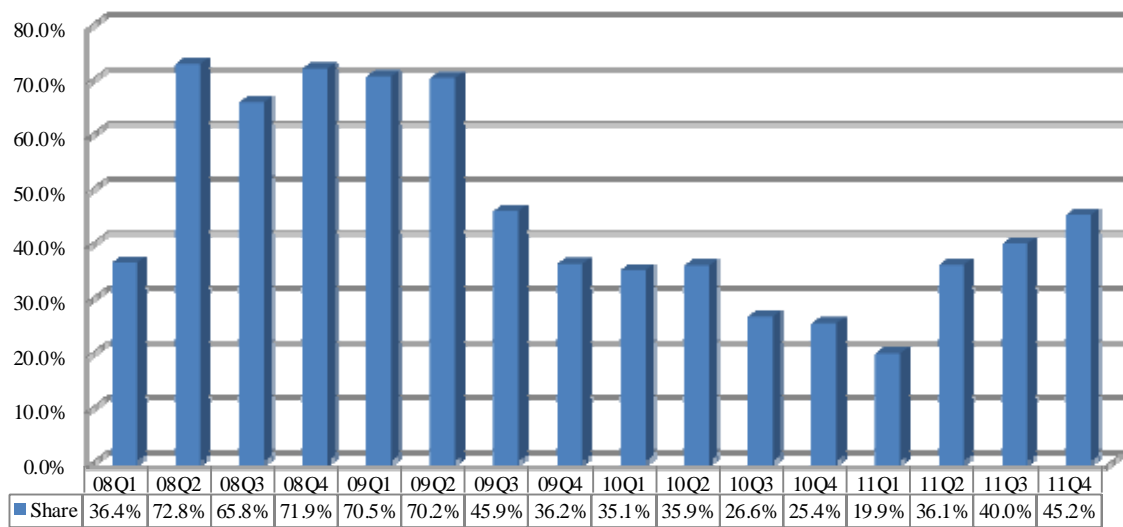
Prince George's County accounted for the largest share of defaults – 26.4 percent of all filings statewide or 419 notices (Table 2). The County's default notices increased by 29.8 percent above the previous quarter and were up 5.9 percent above last year. Montgomery County with 226 default notices (14.3 percent of the total) had the second highest number of defaults in Maryland. Montgomery County's loan defaults increased by 39.2 percent above the previous quarter and were up 68.6 percent over last year. Baltimore City with 148 default notices, or 9.3 percent of the total, had the third highest number of notices. The City's default notices declined by 15.2 percent from the previous quarter and were down 16.6 percent below last year. Frederick County with 118 default notices, or 7.4 percent of the total, had the fourth highest number of notices. Default notices in Frederick County increased by 56.7 percent above the previous quarter and were up 55.6 percent over last year. Baltimore County with 107 default notices, or 6.7 percent of the total, had the fifth highest number of notices. Harford County with 98 defaults or 6.2 percent of the total and Anne Arundel County with 69 defaults or 4.3 percent accounted for the sixth and seventh largest number of default notices in Maryland. Together, these seven jurisdictions represented 74.7 percent of all default notices issued statewide.

CHART 4
NOTICES OF MORTGAGE LOAN DEFAULT ISSUED IN MARYLAND



Source: RealtyTrac

CHART 5
SHARE OF MORTGAGE LOAN DEFAULTS
IN ALL MARYLAND FORECLOSURE EVENTS



Source: RealtyTrac

TABLE 2
NOTICES OF MORTGAGE LOAN DEFAULT
ISSUED IN MARYLAND: FOURTH QUARTER 2011

Jurisdiction	2011 Q4		% Change from	
	Number	% of Total	2011 Q3	2010 Q4
Allegany	5	0.3%	-59.9%	-26.0%
Anne Arundel	69	4.3%	-12.5%	-42.2%
Baltimore	107	6.7%	-27.5%	-39.4%
Baltimore City	148	9.3%	-15.2%	-16.6%
Calvert	40	2.5%	83.7%	64.7%
Caroline	4	0.3%	65.9%	-61.3%
Carroll	62	3.9%	96.8%	226.6%
Cecil	11	0.7%	10.0%	-47.6%
Charles	68	4.3%	68.5%	36.3%
Dorchester	7	0.5%	0.0%	-48.1%
Frederick	118	7.4%	56.7%	55.6%
Garrett	3	0.2%	129.7%	-56.5%
Harford	98	6.2%	88.4%	63.9%
Howard	57	3.6%	50.7%	13.3%
Kent	6	0.4%	174.8%	15.8%
Montgomery	226	14.3%	39.2%	68.6%
Prince George's	419	26.4%	29.8%	5.9%
Queen Anne's	29	1.8%	1.8%	50.7%
Somerset	2	0.1%	n/a	-80.6%
St. Mary's	14	0.9%	-31.4%	-28.3%
Talbot	4	0.3%	-20.0%	-34.7%
Washington	61	3.9%	34.6%	13.5%
Wicomico	17	1.1%	143.7%	-43.9%
Worcester	11	0.7%	-7.2%	-62.6%
Maryland	1,588	100.0%	22.2%	4.6%

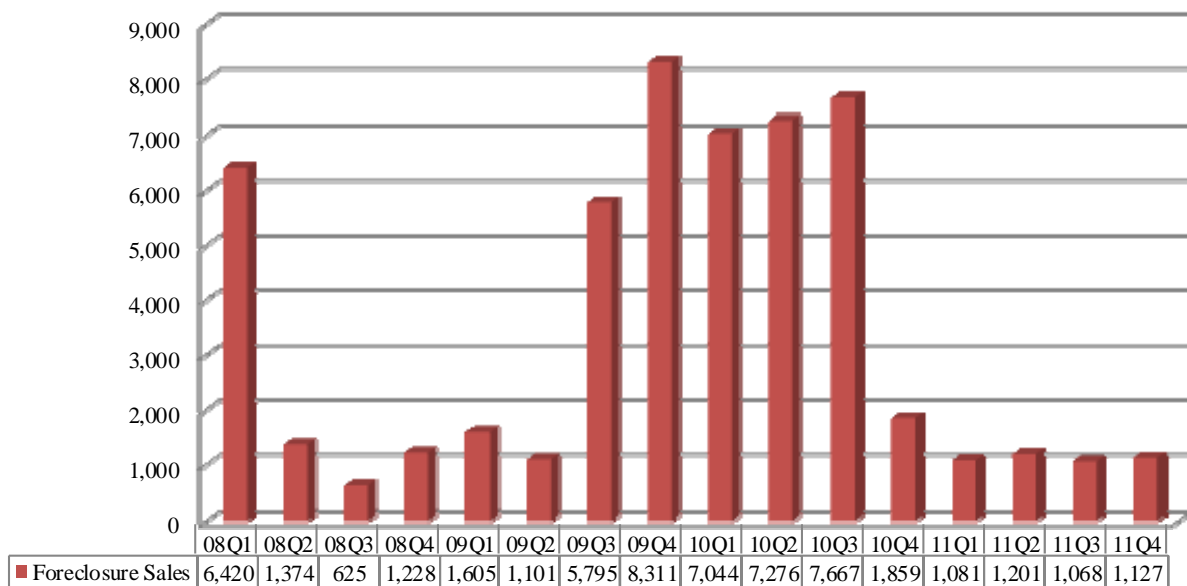
Source: RealtyTrac

NOTICES OF FORECLOSURE SALES

A total of 1,127 notices of foreclosure sales were issued in Maryland during the fourth quarter of 2011, compared with 1,068 notices issued in the previous quarter and 1,859 notices issued last year (Chart 6). Maryland foreclosure sales increased by 5.5 percent above the previous quarter, but were down 39.4 percent below last year. Foreclosure sales represented 32.1 percent of all foreclosure events in the fourth quarter, compared with 32.9 percent in the previous quarter and 31.1 percent last year (Chart 7).

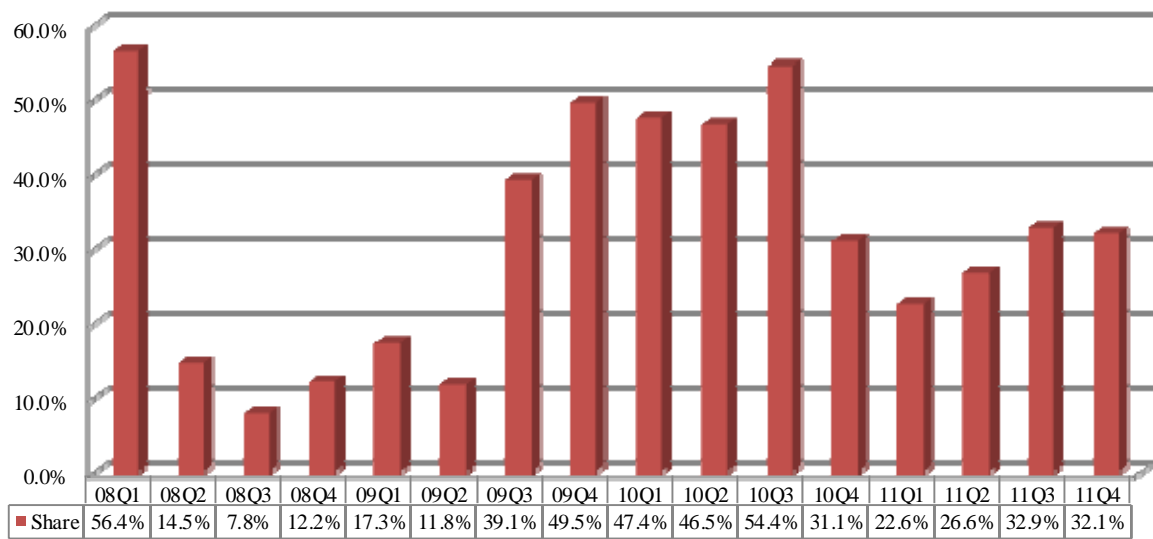
Prince George's County residents received 390 notices of sales in the fourth quarter, up 27.6 percent above the previous quarter but down 30.8 percent below last year. Foreclosure sales in that county accounted for 34.6 percent of all foreclosure sales statewide, the largest share among the State's twenty-four jurisdictions (Table 3). Baltimore City with 211 notices, or 18.7 percent of the total, had the second highest number of foreclosure sales in Maryland. The City's foreclosure sales declined by 0.3 percent below the previous quarter and were down 1.0 percent below last year. Baltimore County with 180 notices, or 16.0 percent of the total, had the third highest number of foreclosure sales. Notices of sales in that county increased by 4.3 percent above the previous quarter but were down 8.5 percent below last year. Anne Arundel County with 93 notices, or 8.2 percent of the total, had the fourth highest number of foreclosure sales. Notices of sales in that county increased by 18.6 percent above the previous quarter but were down 42.7 percent below last year. Montgomery County with 90 notices (or 8.0 percent) and Harford County with 38 notices (or 3.4 percent) represented the fifth and the sixth highest recipients of sales notices in Maryland. Together, these six jurisdictions accounted for 88.9 percent of all notices of sales issued statewide.

CHART 6
NOTICES OF FORECLOSURE SALES ISSUED IN MARYLAND



Source: RealtyTrac

CHART 7
SHARE OF FORECLOSURE SALES
IN ALL MARYLAND FORECLOSURE EVENTS



Source: RealtyTrac

TABLE 3
NOTICES OF FORECLOSURE SALES
ISSUED IN MARYLAND: FOURTH QUARTER 2011

Jurisdiction	2011 Q4		% Change from	
	Number	% of Total	2011 Q3	2010 Q4
Allegany	0	0.0%	-100.0%	-100.0%
Anne Arundel	93	8.2%	18.6%	-42.7%
Baltimore	180	16.0%	4.3%	-8.5%
Baltimore City	211	18.7%	-0.3%	-1.0%
Calvert	1	0.1%	-71.2%	-94.6%
Caroline	2	0.2%	n/a	-82.7%
Carroll	14	1.3%	60.7%	-4.2%
Cecil	0	0.0%	-100.0%	-100.0%
Charles	22	1.9%	-49.9%	-65.0%
Dorchester	4	0.4%	-33.3%	-65.8%
Frederick	28	2.5%	-31.4%	-47.9%
Garrett	0	0.0%	n/a	-100.0%
Harford	38	3.4%	6.2%	-19.8%
Howard	21	1.8%	-48.1%	-69.2%
Kent	1	0.1%	n/a	-85.6%
Montgomery	90	8.0%	-3.6%	-68.9%
Prince George's	390	34.6%	27.6%	-30.8%
Queen Anne's	4	0.4%	n/a	-58.0%
Somerset	0	0.0%	n/a	-96.8%
St. Mary's	18	1.6%	58.7%	-19.5%
Talbot	4	0.4%	106.3%	-48.4%
Washington	1	0.1%	-81.5%	-97.5%
Wicomico	2	0.2%	100.0%	100.0%
Worcester	3	0.2%	n/a	-83.3%
Maryland	1,127	100.0%	5.5%	-39.4%

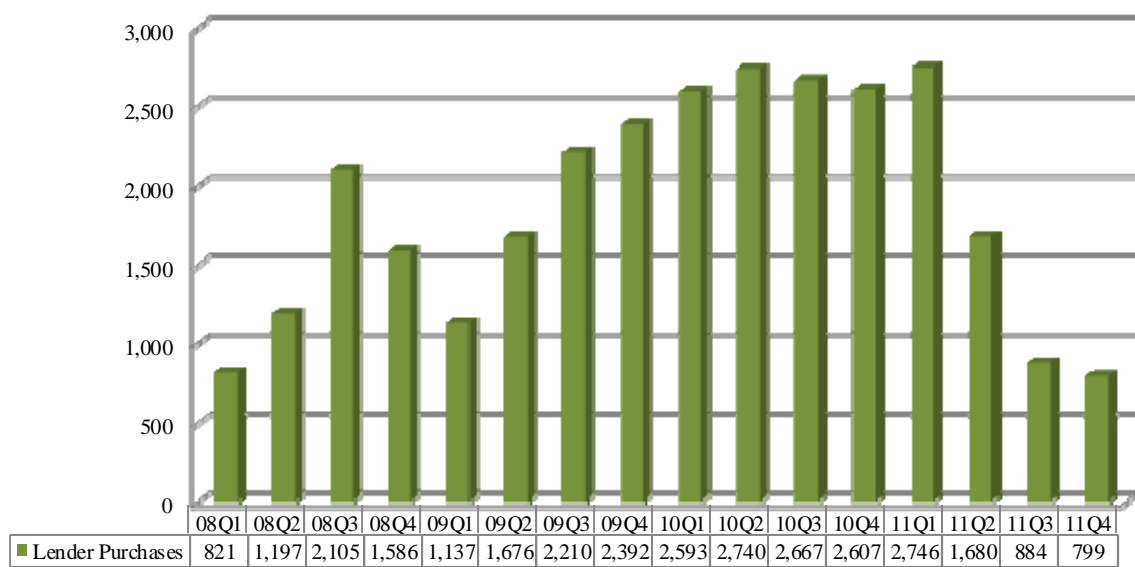
Source: RealtyTrac

LENDER PURCHASES OF FORECLOSED PROPERTIES

Maryland lenders purchased 799 foreclosed properties in the fourth quarter of 2011, the lowest quarterly figure since the fourth quarter of 2007. Lender purchases in the fourth quarter were down 9.6 percent below the previous quarter and down 69.4 percent from last year (Chart 8). Lender purchases represented 22.7 percent of all foreclosure activity in the fourth quarter, compared with 27.2 percent in the previous quarter and 43.6 percent last year (Chart 9).

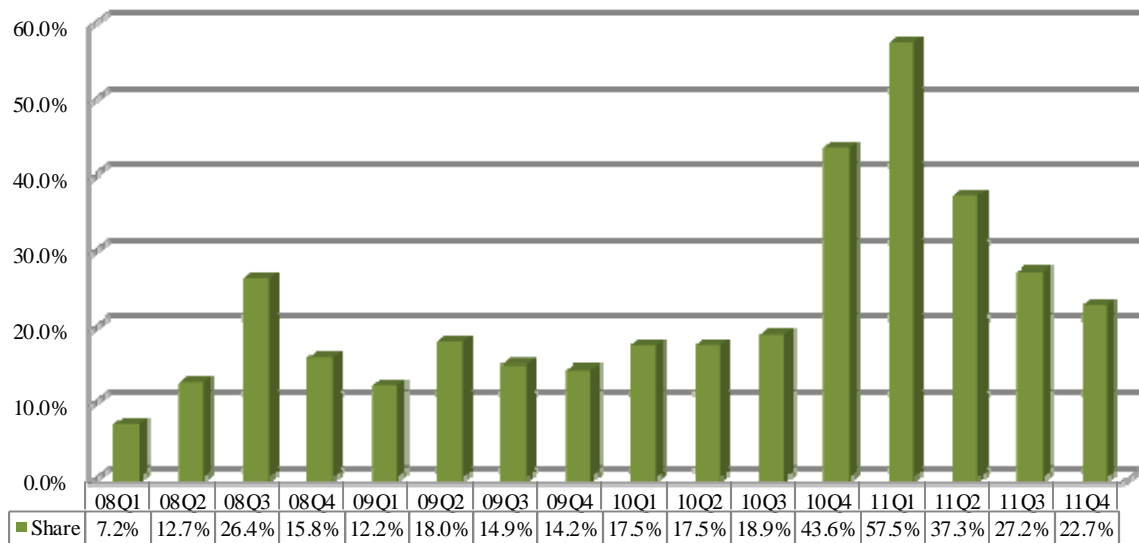
A total of 226 lender purchases occurred in Prince George's County, representing 28.3 percent of all lender purchases statewide, the largest share (Table 4). The number of lender purchases in the county declined by 14.1 percent below the previous quarter and were down 70.9 percent below last year. Baltimore City with 117 lender purchases (14.6 percent of the total) had the second highest concentration in Maryland. Lender purchases in the City declined by 2.6 percent below the previous quarter and were down 74.2 percent from last year. Baltimore County with 112 lender purchases (14.0 percent of the total) had the third highest concentration in Maryland. Lender purchases in that county declined by 4.1 percent below the last quarter and were down 59.9 percent below last year. Anne Arundel County with 61 lender purchases (7.6 percent of the total) had the fourth highest number of purchases, followed by Montgomery County with 59 lender purchases (or 7.4 percent) and Charles County with 31 purchases (or 3.9 percent). Together, these six jurisdictions represented 75.9 percent of all lender purchases statewide.

CHART 8
LENDER PURCHASES OF FORECLOSED PROPERTIES IN MARYLAND



Source: RealtyTrac

CHART 9
SHARE OF LENDER PURCHASES
IN ALL MARYLAND FORECLOSURE EVENTS



Source: RealtyTrac

TABLE 4
LENDER PURCHASES OF FORECLOSED PROPERTIES
IN MARYLAND: FOURTH QUARTER 2011

Jurisdiction	2011 Q4		% Change from	
	Number	% of Total	2011 Q3	2010 Q4
Allegany	0	0.0%	-100.0%	-100.0%
Anne Arundel	61	7.6%	-25.8%	-65.8%
Baltimore	112	14.0%	-4.1%	-59.9%
Baltimore City	117	14.6%	-2.6%	-74.2%
Calvert	3	0.4%	-58.6%	-93.3%
Caroline	5	0.6%	-20.4%	-72.6%
Carroll	11	1.4%	-31.8%	-61.5%
Cecil	5	0.6%	-16.7%	-79.2%
Charles	31	3.9%	54.8%	-67.7%
Dorchester	10	1.3%	95.9%	-40.3%
Frederick	28	3.6%	12.7%	-74.5%
Garrett	1	0.1%	0.0%	-86.4%
Harford	28	3.5%	56.2%	-41.4%
Howard	13	1.6%	-59.3%	-57.5%
Kent	5	0.7%	4.2%	-15.1%
Montgomery	59	7.4%	-36.4%	-75.7%
Prince George's	226	28.3%	-14.1%	-70.9%
Queen Anne's	7	0.8%	78.3%	-79.5%
Somerset	3	0.4%	-58.8%	-82.0%
St. Mary's	12	1.5%	34.3%	-46.9%
Talbot	11	1.4%	120.0%	79.5%
Washington	24	2.9%	25.3%	-70.6%
Wicomico	12	1.5%	14.2%	-55.4%
Worcester	14	1.8%	70.1%	-63.2%
Maryland	799	100.0%	-9.6%	-69.4%

Source: RealtyTrac

FORECLOSURE HOT SPOTS

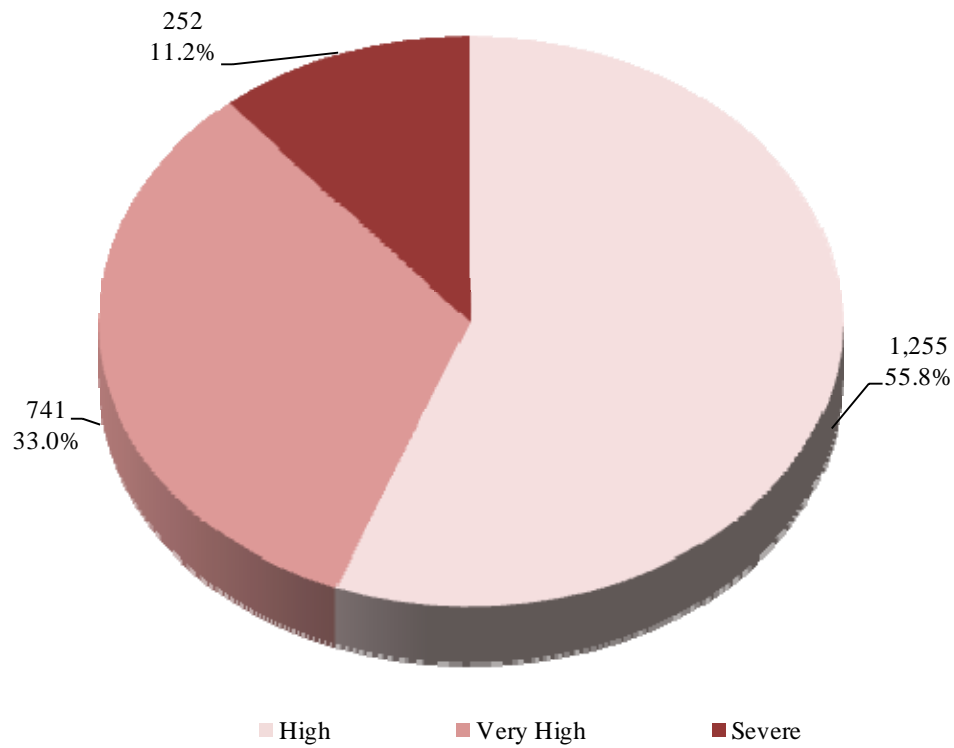
A foreclosure *Hot Spot* is defined as a community that had more than ten foreclosure events in the current quarter and recorded a foreclosure concentration ratio of greater than 100. The concentration ratio, in turn, is measured by a foreclosure index. The index measures the extent to which a community's foreclosure rate exceeds or falls short of the State average foreclosure rate. An index of 100 represents the weighted average foreclosure rate of 425 homeowner households per foreclosure in the fourth quarter of 2011. For example, the Franklin community of Baltimore City (zip code 21223) recorded a total of 41 foreclosure events in the fourth quarter, resulting in a foreclosure rate of 108 homeowner households per foreclosure and a corresponding foreclosure index of 395. As a result, the foreclosure concentration in Franklin is 295 percent above the state average index of 100. Overall, a total of 2,248 foreclosure events, accounting for 64.0 percent of all foreclosures in the fourth quarter, occurred in 76 *Hot Spots* communities across Maryland (Tables 5 and 6). These communities recorded an average foreclosure rate of 240 homeowner households per foreclosure and an average foreclosure index of 178. The *Hot Spots* communities are further grouped into three broad categories: "high," "very high," and "severe."

The "high" foreclosure communities posted foreclosure indices that fall between 100 and 200. Maryland jurisdictions with a "high" foreclosure problem recorded a total of 1,255 foreclosures in 52 communities, accounting for 55.8 percent of foreclosures in all *Hot Spots* and 35.7 percent of all foreclosures statewide (Charts 10 and 11). These jurisdictions recorded an average foreclosure rate of 300 and an average foreclosure index of 142.

The "very high" group includes jurisdictions that posted foreclosure indices of between 200 and 300. Jurisdictions with a "very high" foreclosure problem recorded 741 events in 19 communities, representing 33.0 percent of foreclosures across all *Hot Spots* and 21.1 percent of foreclosures statewide. These communities had an average foreclosure rate of 182 and an average foreclosure index of 234.

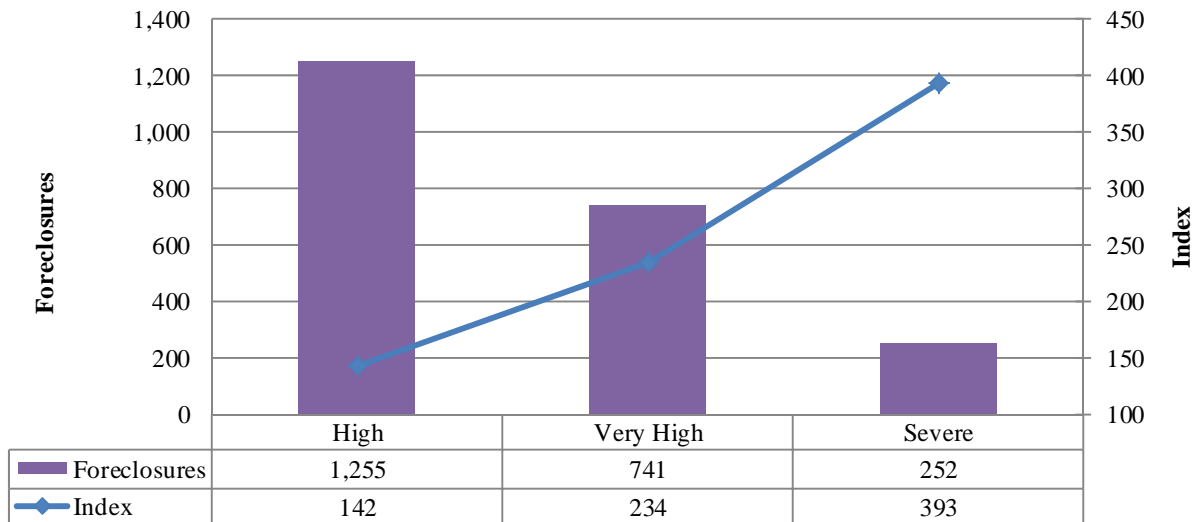
The "severe" group represents communities in which the foreclosure indices exceeded 300. Maryland jurisdictions with a "severe" foreclosure problem posted a total of 252 foreclosures in 5 communities, accounting for 11.2 percent of all foreclosures in *Hot Spots* communities, and 7.2 percent of foreclosures statewide. These jurisdictions recorded an average foreclosure rate of 108 and an average foreclosure index of 393.

CHART 10
FORECLOSURE HOT SPOTS IN MARYLAND, FOURTH QUARTER 2011



Source: RealtyTrac and DHCD, Office of Research

CHART 11
FORECLOSURES AND FORECLOSURE INDEX
IN MARYLAND'S HOT SPOTS COMMUNITIES, FOURTH QUARTER 2011



Source: RealtyTrac and DHCD, Office of Research

TABLE 5
CHARACTERISTICS OF FORECLOSURE HOT SPOTS IN MARYLAND
FOURTH QUARTER 2011

Category	High	Very High	Severe	All <i>Hot Spots</i> Communities
Number of Communities	52	19	5	76
% of <i>Hot Spots</i> Communities	68.4%	25.0%	6.6%	100.0%
% of <i>All</i> Communities	10.0%	3.7%	1.0%	14.6%
Foreclosures	1,255	741	252	2,248
% of <i>Hot Spots</i> Communities	55.8%	33.0%	11.2%	100.0%
% of <i>All</i> Communities	35.7%	21.1%	7.2%	64.0%
Average Foreclosure Rate	300	182	108	240
Average Foreclosure Index	142	234	393	178
Number of Households	376,352	134,894	27,250	538,496
% of <i>Hot Spots</i> Communities	69.9%	25.1%	5.1%	100.0%
% of <i>All</i> Communities	25.2%	9.0%	1.8%	36.0%

Source: RealtyTrac and DHCD, Office of Research

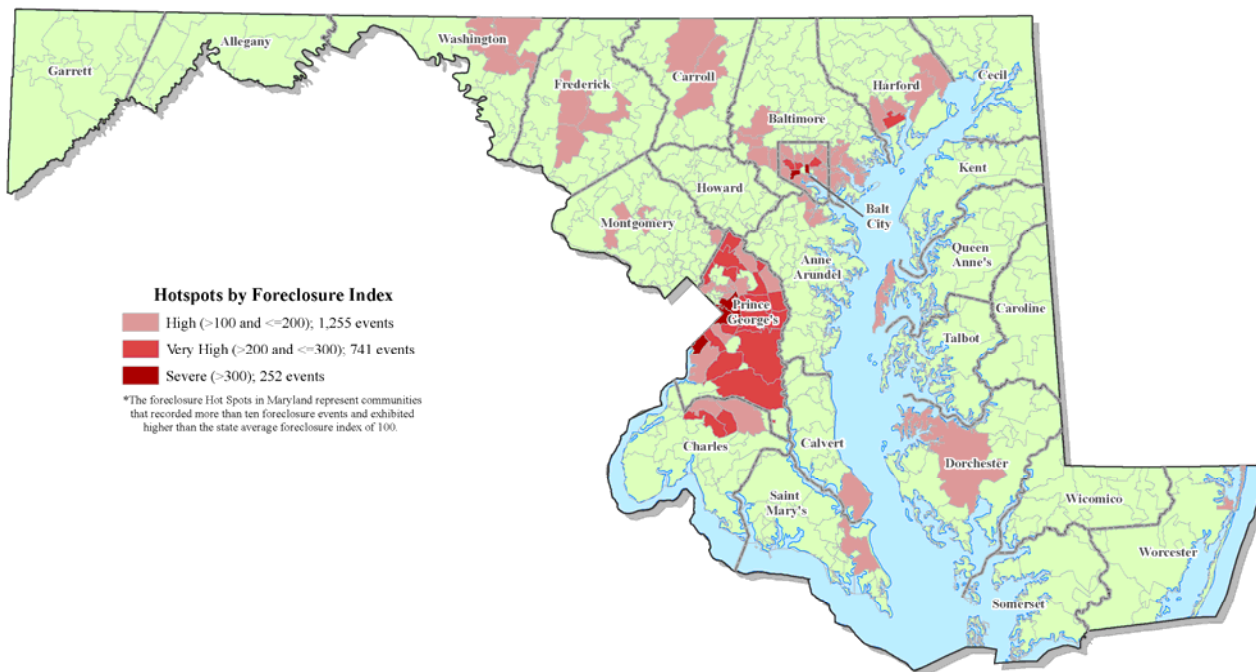
TABLE 6
FORECLOSURE *HOT SPOTS* IN MARYLAND
FOURTH QUARTER 2011

Jurisdiction	Number of Zip Codes	Foreclosures		Rate	Index	Number of Households
		Events	Percent			
Severe Foreclosures						
Baltimore City	2	55	21.8%	107	398	5,877
Prince George's	3	197	78.2%	108	392	21,373
Maryland	5	252	100.0%	108	393	27,250
Very High Foreclosures						
Baltimore City	3	108	14.6%	184	231	19,853
Charles	2	42	5.7%	204	208	8,576
Harford	1	32	4.3%	196	217	6,285
Prince George's	13	559	75.4%	179	237	100,180
Maryland	19	741	100.0%	182	234	134,894
High Foreclosures						
Anne Arundel	2	38	3.1%	314	135	12,062
Baltimore	9	220	17.6%	339	126	74,671
Baltimore City	11	267	21.3%	284	150	76,029
Calvert	1	15	1.2%	400	106	6,006
Carroll	2	42	3.3%	392	108	16,472
Charles	2	39	3.1%	320	133	12,515
Dorchester	1	13	1.0%	363	117	4,719
Frederick	3	98	7.8%	281	151	27,541
Harford	4	85	6.7%	287	148	24,229
Montgomery	4	104	8.3%	311	137	32,314
Prince George's	8	221	17.6%	248	171	54,898
Queen Anne's	1	12	1.0%	356	120	4,268
St. Mary's	1	14	1.1%	336	127	4,705
Washington	2	69	5.5%	316	135	21,819
Worcester	1	17	1.4%	241	176	4,104
Maryland	52	1,255	100.0%	300	142	376,352

Source: RealtyTrac and DHCD, Office of Research

MAP 2

DISTRIBUTION OF FORECLOSURE *HOT SPOTS* IN MARYLAND FOURTH QUARTER 2011



Source: RealtyTrac and DHCD Office of Research

pub. date: 01/17/2012

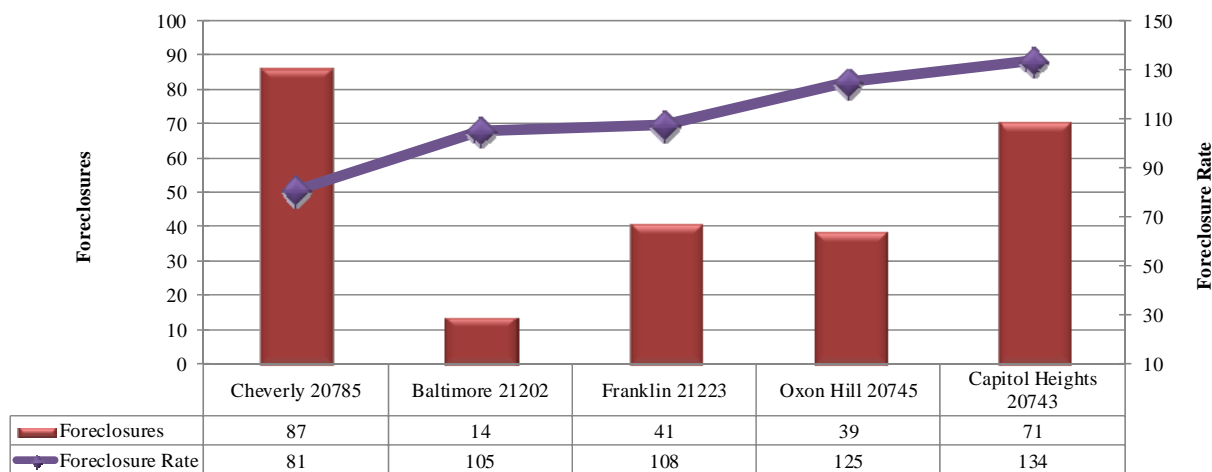
SEVERE FORECLOSURE HOT SPOTS

The “severe” group represents communities (zip codes) in which the foreclosure indices exceed 300. Maryland jurisdictions with a “severe” foreclosure problem posted a total of 252 foreclosures in five communities, accounting for 11.2 percent of all foreclosures in *Hot Spots* communities, and 7.2 percent of foreclosures statewide. These jurisdictions recorded an average foreclosure rate of 108 and an average foreclosure index of 393. As a result, the intensity of foreclosures in these communities is 293 percent higher than the statewide average.

Property foreclosures in “severe” foreclosure *Hot Spots* were concentrated in Baltimore City and Prince George’s County (Table 7). Prince George’s County with 197 foreclosures accounting for 78.2 percent of all foreclosures in this group recorded the highest number of properties in the “severe” foreclosure category. The impacted communities in the county posted a weighted average foreclosure rate of one foreclosure per 108 homeowner households and an average foreclosure index of 392. Baltimore City with 55 foreclosures represented the remaining 21.8 percent of foreclosures in this group. The severe hot spots in the City had an average foreclosure rate of 107 homeowner households per foreclosure and an average foreclosure index of 398.

Communities with the highest foreclosure incidence include Franklin and Baltimore (zip code 21202) in Baltimore City as well as Cheverly, Oxon Hill and Capitol Heights in Prince George’s County (Chart 12 and Table 8). The intensity of foreclosures in these communities is 2.9 times higher than the statewide average. The hardest hit community in Maryland during the fourth quarter of 2011 was Cheverly in Prince George’s County (zip code 20785). This community recorded a total of 87 foreclosure events, resulting in a foreclosure rate of 81 homeowner households per foreclosure and a corresponding foreclosure index of 527. As a result, the foreclosure concentration in this Prince George’s County zip code is 427 percent above the state average.

CHART 12
PROPERTY FORECLOSURES IN TOP 10
“SEVERE” HOT SPOTS JURISDICTIONS
FOURTH QUARTER 2011



Source: RealtyTrac and DHCD, Office of Research

TABLE 7
SEVERE FORECLOSURE *HOT SPOTS*
FOURTH QUARTER 2011

Jurisdiction	Foreclosure Events		Average Foreclosure Rate	Average Foreclosure Index	Homeowner Households
	Number	% of Total			
Baltimore City	55	21.8%	107	398	5,877
Prince George's	197	78.2%	108	392	21,373
<i>Maryland</i>	252	100.0%	108	393	27,250

Source: RealtyTrac and DHCD, Office of Research

TABLE 8
SEVERE FORECLOSURE HOT SPOTS IN MARYLAND
FOURTH QUARTER 2011

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Baltimore City	21202	Baltimore	14	105	406
Baltimore City	21223	Franklin	41	108	395
Prince George's	20785	Cheverly	87	81	527
Prince George's	20745	Oxon Hill	39	125	341
Prince George's	20743	Capitol Heights	71	134	319
<i>All Communities</i>			252	108	393

Source: RealtyTrac and DHCD, Office of Research

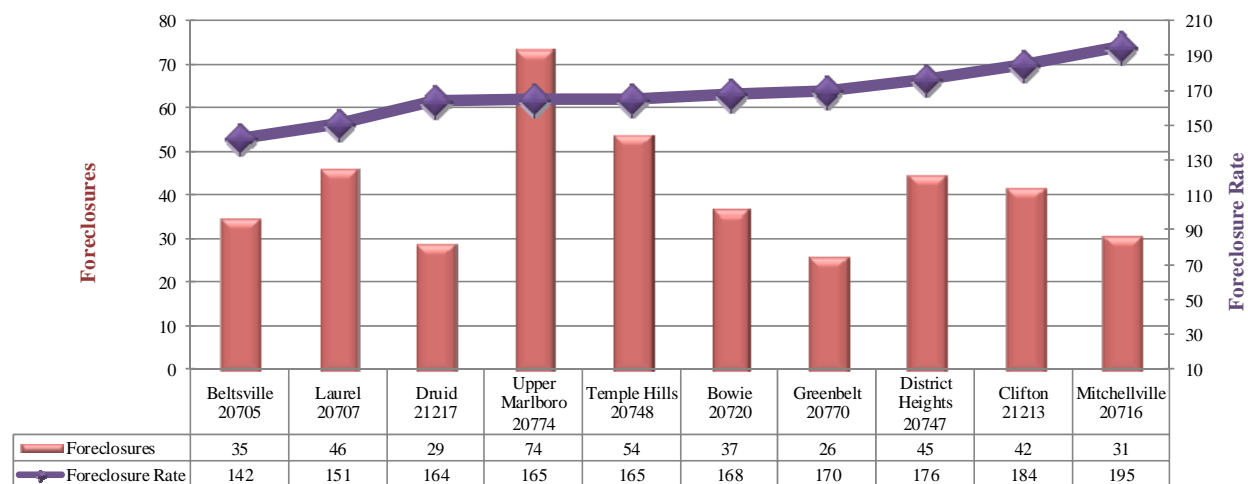
VERY HIGH FORECLOSURE HOT SPOTS

The “very high” group includes jurisdictions that posted foreclosure indices of between 200 and 300. Jurisdictions with a “very high” foreclosure problem recorded 741 events in 19 communities, representing 33.0 percent of foreclosures across all *Hot Spots* and 21.1 percent of foreclosures statewide. These communities had an average foreclosure rate of 182 and an average foreclosure index of 234. As a result, the intensity of foreclosures in these communities was 134 percent higher than the statewide average.

Property foreclosures in “very high” foreclosure *Hot Spots* were highly concentrated in Prince George’s County (Table 9). Prince George’s County with 559 foreclosures represented 75.4 percent of all foreclosures in the “very high” foreclosure category. The impacted communities in Prince George’s County posted a weighted average foreclosure rate of one foreclosure per 179 homeowner households and an average foreclosure index of 237.

Top ten communities with the highest foreclosure incidence include Druid and Clifton in Baltimore City; and Beltsville, Laurel, Upper Marlboro, Temple Hills, Bowie, Greenbelt, District Heights and Mitchellville in Prince George’s County (Chart 13 and Table 10).

CHART 13
PROPERTY FORECLOSURES IN TOP 10
“VERY HIGH” *Hot Spots* JURISDICTIONS
FOURTH QUARTER 2011



Source: RealtyTrac and DHCD, Office of Research

TABLE 9
VERY HIGH FORECLOSURE *HOT SPOTS*
FOURTH QUARTER 2011

Jurisdiction	Foreclosure Events		Average Foreclosure Rate	Average Foreclosure Index	Homeowner Households
	Number	% of Total			
Baltimore City	108	14.6%	184	231	19,853
Charles	42	5.7%	204	208	8,576
Harford	32	4.3%	196	217	6,285
Prince George's	559	75.4%	179	237	100,180
Maryland	741	100.0%	182	234	134,894

Source: RealtyTrac and DHCD, Office of Research

TABLE 10
VERY HIGH FORECLOSURE *HOT SPOTS* IN MARYLAND
FOURTH QUARTER 2011

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Baltimore City	21217	Druid	29	164	259
Baltimore City	21213	Clifton	42	184	231
Baltimore City	21216	Walbrook	37	199	214
Charles	20695	White Plains	14	199	214
Charles	20602	Waldorf	28	207	206
Harford	21040	Edgewood	32	196	217
Prince George's	20705	Beltsville	35	142	300
Prince George's	20707	Laurel	46	151	282
Prince George's	20774	Upper Marlboro	74	165	258
Prince George's	20748	Temple Hills	54	165	257
Prince George's	20720	Bowie	37	168	254
Prince George's	20770	Greenbelt	26	170	251
Prince George's	20747	District Heights	45	176	241
Prince George's	20716	Mitchellville	31	195	218
Prince George's	20735	Clinton	56	195	218
Prince George's	20772	Upper Marlboro	67	197	216
Prince George's	20613	Brandywine	16	205	208
Prince George's	20721	Mitchellville	39	211	202
Prince George's	20783	Adelphi	33	212	201
All Communities			741	182	234

Source: RealtyTrac and DHCD, Office of Research

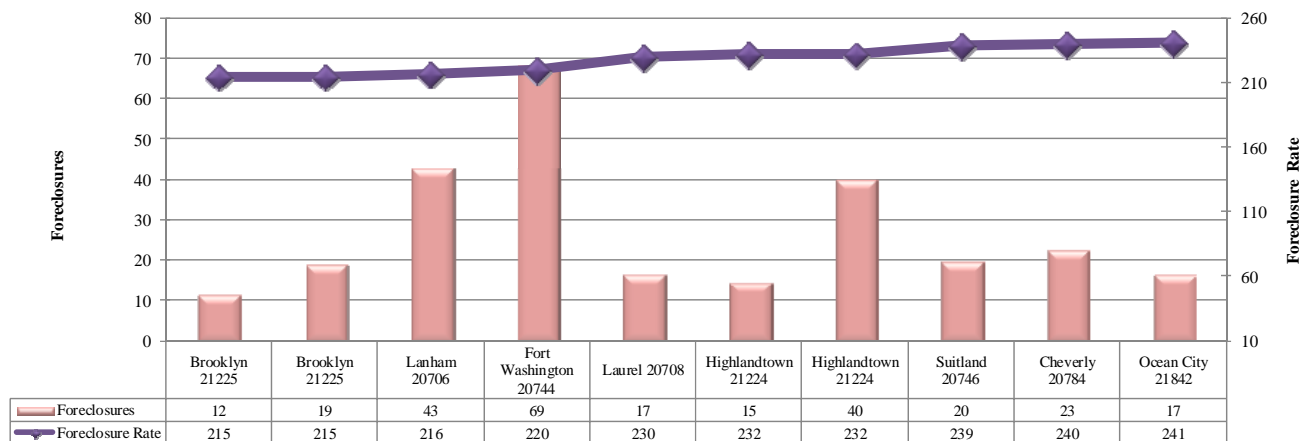
HIGH FORECLOSURE HOT SPOTS

The “high” foreclosure communities posted foreclosure indices that fall between 100 and 200. Maryland jurisdictions with a “high” foreclosure problem recorded a total of 1,255 foreclosures in 52 communities, accounting for 55.8 percent of foreclosures in all *Hot Spots* and 35.7 percent of all foreclosures statewide (Table 11). These jurisdictions recorded an average foreclosure rate of 300 and an average foreclosure index of 142. Therefore, the intensity of foreclosures in these communities was 42 percent higher than the statewide average.

Property foreclosures in “high” foreclosure *Hot Spots* were concentrated in 15 jurisdictions including Anne Arundel, Baltimore, Calvert, Carroll, Charles, Dorchester, Frederick, Harford, Montgomery, Prince George’s, Queen Anne’s, St. Mary’s, Washington and Worcester counties as well as Baltimore City. Baltimore City communities with 267 foreclosures, or 21.3 percent of all foreclosure events, represented the largest concentration of properties in this category. The City’s communities recorded an average foreclosure rate of 284 homeowner households per foreclosure and an average foreclosure index of 150. Prince George’s County communities with 221 foreclosures (17.6 percent of the group) had the second largest number of foreclosures in this group. These communities had an average foreclosure rate of 248 and an average foreclosure index of 171. Baltimore County with a reported 220 foreclosures (17.6 percent of the total) and Montgomery County communities with a total of 104 foreclosures (or 8.3 percent of the total) represented the third and the fourth largest concentration of “high” foreclosures *Hot Spots*.

Communities with the highest foreclosure incidence in this group include Lanham, Fort Washington, Laurel, Suitland, Cheverly, Brooklyn, Highlandtown and Ocean City (Chart 14 and Table 12).

CHART 14
PROPERTY FORECLOSURES IN TOP 10
“HIGH” *HOT SPOTS* JURISDICTIONS
FOURTH QUARTER 2011



Source: RealtyTrac and DHCD, Office of Research

TABLE 11
HIGH FORECLOSURE *HOT SPOTS*
FOURTH QUARTER 2011

Jurisdiction	Foreclosure Events		Average Foreclosure Rate	Average Foreclosure Index	Homeowner Households
	Number	% of Total			
Anne Arundel	38	3.1%	314	135	12,062
Baltimore	220	17.6%	339	126	74,671
Baltimore City	267	21.3%	284	150	76,029
Calvert	15	1.2%	400	106	6,006
Carroll	42	3.3%	392	108	16,472
Charles	39	3.1%	320	133	12,515
Dorchester	13	1.0%	363	117	4,719
Frederick	98	7.8%	281	151	27,541
Harford	85	6.7%	287	148	24,229
Montgomery	104	8.3%	311	137	32,314
Prince George's	221	17.6%	248	171	54,898
Queen Anne's	12	1.0%	356	120	4,268
St. Mary's	14	1.1%	336	127	4,705
Washington	69	5.5%	316	135	21,819
Worcester	17	1.4%	241	176	4,104
Maryland	1,255	100.0%	300	142	376,352

Source: RealtyTrac and DHCD, Office of Research

TABLE 12
HIGH FORECLOSURE HOT SPOTS IN MARYLAND
FOURTH QUARTER 2011

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Anne Arundel	21225	Brooklyn	19	215	198
Anne Arundel	21060	Glen Burnie	19	416	102
Baltimore	21224	Highlandtown	15	232	183
Baltimore	21244	Windsor Mill	28	246	173
Baltimore	21206	Raspeburg	16	252	169
Baltimore	21207	Gwynn Oak	30	285	149
Baltimore	21133	Randallstown	20	378	113
Baltimore	21221	Essex	26	385	111
Baltimore	21237	Rosedale	18	391	109
Baltimore	21117	Owings Mills	32	398	107
Baltimore	21222	Dundalk	36	402	106
Baltimore City	21225	Brooklyn	12	215	198
Baltimore City	21224	Highlandtown	40	232	183
Baltimore City	21206	Raspeburg	33	252	169
Baltimore City	21205	Clifton East End	12	253	168
Baltimore City	21207	Gwynn Oak	11	285	149
Baltimore City	21229	Carroll	34	285	149
Baltimore City	21218	Waverly	31	291	146
Baltimore City	21214	Hamilton	20	295	144
Baltimore City	21215	Arlington	37	328	130
Baltimore City	21230	Morrell Park	24	346	123
Baltimore City	21211	Hampden	13	347	123
Calvert	20657	Lusby	15	400	106
Carroll	21157	Westminster	27	380	112
Carroll	21158	Westminster	15	414	103
Charles	20603	Waldorf	24	272	157
Charles	20601	Waldorf	15	395	108
Dorchester	21613	Cambridge	13	363	117
Frederick	21702	Frederick	37	253	168
Frederick	21703	Frederick	31	265	160
Frederick	21701	Frederick	30	332	128
Harford	21009	Abingdon	35	246	173
Harford	21078	Havre de Grace	16	295	144
Harford	21085	Joppa	16	318	134
Harford	21001	Aberdeen	18	331	128
Montgomery	20886	Montgomery Village	31	262	163
Montgomery	20866	Burtonsville	12	280	152
Montgomery	20874	Darnestown	45	336	127
Montgomery	20877	Montgomery Village	16	358	119
Prince George's	20706	Lanham	43	216	197
Prince George's	20744	Fort Washington	69	220	193

TABLE 12
HIGH FORECLOSURE HOT SPOTS IN MARYLAND
FOURTH QUARTER 2011

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Prince George's	20708	Laurel	17	230	185
Prince George's	20746	Suitland	20	239	178
Prince George's	20784	Cheverly	23	240	177
Prince George's	20737	Riverdale	12	262	162
Prince George's	20782	West Hyattsville	14	339	125
Prince George's	20715	Bowie	23	361	118
Queen Anne's	21666	Stevensville	12	356	120
St. Mary's	20653	Lexington Park	14	336	127
Washington	21740	Hagerstown	47	291	146
Washington	21742	Hagerstown	22	370	115
Worcester	21842	Ocean City	17	241	176
All Communities			1,255	300	142

Source: RealtyTrac and DHCD, Office of Research